



STANDARD FEATURES

Standard Features

Typical Upgrade for this Item

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| <ul style="list-style-type: none"> 1 Eight foot ceiling height 2 24" foundation wall including hardware and pumps 3 4" concrete garage floor slab allowanc 4 Porches & decks per plan 5 2x6 exterior wall studs @ 16" oc 6 Double wall construction 7 Fascia board 8 Gutters & Downspouts (white) 9 Insulation per code 10 60 minute felt 11 2x4 interior studs @ 16" oc 12 3/4" T&G subfloor-Top Notch Orange Edge 13 Engineered I-joists on top of foundation 14 Landmark Lifetime comp roofing-Lifetime Guarantee 15 Continuous Ridge Venting 16 Fiber cement lap siding (Hardie) all around 17 Glu-lam window and door headers 18 T&G Pine-Porch & Deck soffits w/post & beam wrap 19 All windows have ext. standard picture frame wrap 20 2 exterior WP electrical outlets 21 Low-e w/argon vinyl insulated windows (white/white) 22 Entry door-6 panel fiberglass w/doorbell 23 Raised panel, foam back insul metal garage door w/glass 24 If fireplace, includes tile surround & flush hearth 25 Plumbing per plan: <ul style="list-style-type: none"> Kitchen: SS double bowl sink, Moen Chateau chrome w/spray, Icemaker box Bath(s): Round china lavatory sinks, Moen Chateau chrome faucets Tub/Showers: White fiberglass w/tile look, Moen Chateau chrome faucets Toilets: White porcelain Laundry: Washer box w/hammer arrests Exterior: (2) Two frost free hose bibs 26 Electrical rough-in per code; 200 amp service, 3 phone, 3 TV and 6 recessed cans w/trim @ kitchen 27 Light fixture allowance 28 Gas forced air furnace system 29 Drywall & texture complete with orange peel finish on walls & ceilings; garage fire taped to code 30 Paint: Interior-1 color washable flat
Exterior-3 colors...body, trim, entry door 31 Cabinets: <ul style="list-style-type: none"> Any of 5 basic Armstrong Cabinets, all wood cabinets recessed panel doors 32 Millwork: 6 panel painted interior doors and painted mdf base & casing; windows w/sill & apron...OR stained hemlock doors, bas & casing. 33 Standard door hardware w/choice of 3 finished | <ul style="list-style-type: none"> Nine foot ceiling height Additional, per site requirements
 May vary due to site conditions
 Color, leaf guards Garage, sound and midfloor options
 Landmark Plus or Landmark Premium
 Stonework
 Brickmold & sill
 Color in/out, lower u-factor Fancier w/glass, etc Various glass, insul upgrades available Mantle, stone, raised hearth
 Many Upgrade Options available Many Upgrade Options available Many Upgrade Options available Many Upgrade Options available Many Upgrade Options available Many Upgrade Options available Many Upgrade Options available
 Larger service, backup generator, misc systems, lighting
 Heat Pump Garage completely fire taped.
 Various materials, raised panel doors
 Upgrades to various styles available |
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Standard Items, continued

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| 34 | Floor Coverings: Vinyl in Kitchen, bath, entry & utility
Carpet in Living, Family & Dining rooms, Bedrooms,
Stairs & halls | Hardwood, Tile |
| 35 | Countertops: Plastic laminate w/wood edging & backsplash | Granite, marble, tile |
| 36 | Mirrors, shower doors on shower only stalls and white
wire closet shelving | Various upgrades available |
| 37 | Final construction cleaning of home before move in
debris removal | |
| 38 | Standard chrome bath hardware | Upgrades available |
| 39 | Appliance allowance included on request | |
| 40 | Portable toilet during construction | |
| 41 | Delivery & travel to a 75 mile radius from Redmond | |

Items not included in Standard Pricing

- 1 Cost of Land
- 2 Costs associated with additional items/factors as dictated by engineering or permitting jurisdictions.
- 3 Foundation heights over 24" and/or pony walls
- 4 Utility hookups & fees
- 5 Site work: Clearing, grading, foundation dig/backfill, utility trenching, erosion control, infiltration, sewer/septic install, etc.
- 6 Permit & Mitigation fees
- 7 Alarms & Fire Sprinklers, if required.
- 8 Upgrades by Owner
- 9 Washington State Sales Tax